

tary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

My Commission expires November 12, 1927 (SEAL) Marie E. Fearell, Notary Public  
Filed for record in Tulsa County, Tulsa Oklahoma, Oct 21, 1924 at 1:00 o'clock P. M. in Book 498, page 173

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

270111 C.J.

SALE OF OIL AND GAS ROYALTY

KNOW ALL MEN BY THESE PRESENTS:

That Robert Franklin of Haskell Okla., for and in consideration of the sum of One Dollars, (\$1.00), receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and set over, and does by these presents grant, bargain, sell, convey and set over to Tobe Franklin his heirs, successors and assigns, all the following property, estate, right, title and interest, to-wit:

An undivided one-half of his interest in all of the oil, gas, coal and other minerals now, or at any time hereafter, lying in or under the following described tract of land (or any part thereof):

S2 of SE 9 and S2 SW of 10 - Twp 18 N Range 13 East

situated in the County of Tulsa, State of Oklahoma; and also an undivided one-half interest in all my rights, interest and estate under and by virtue of any oil and gas mining lease or other mineral lease now, or hereafter existing upon said premises, or any part thereof, including all rents and royalties accruing and to accrue; and also the perpetual and irrevocable right, privilege and easement of entering upon said lands and searching for, drilling wells, sinking shafts, mining, extracting, taking and carrying away all of the oil, gas, coal and other minerals in or under said lands, or that may be found therein or thereunder; and also the right to possession and use of so much of said premises at all times as may be necessary to the practical carrying out of the purposes and provisions of this grant; provided, however, that grantor upon payment to grantee of one-half of all expense and cost of producing such minerals, shall thereupon be entitled to one-half the net profits arising from the sale and disposition thereof.

TO HAVE AND TO HOLD, All the aforesaid estate, property and easements, together with all and singular the rights privileges and hereditaments thereunto belonging or appertaining, unto the said Tobe Franklin his heirs, successors and assigns in fee simple forever.

And the said Robert Franklin, for himself his heirs, successors and personal representative's, does hereby covenant and agree to and with said Tobe Franklin his heirs, successors and assigns, that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple or, in and to all and singular the aforesaid premises and property; that he has good right to sell and convey the same, and warrants the same to be free, clear, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments and incumbrances of whatsoever kind and nature, (except in oil and gas leasehold estate, hereinafter referred to which is recorded in the office of the County Clerk of Tulsa County, Oklahoma.

It is hereby expressly declared that whereas the land, particularly described in this conveyance is understood to be (subject to an oil and gas mining lease in favor of Elmer Vick, Trustee for Vick Oil Co.) it is intended that said outstanding lease is fully embraced in the general terms of this conveyance, so as to pass to, and vest in said Tobe Franklin a one-half of any interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Tobe Franklin has been at the date of the making of said lease, the owner in fee of a one-half interest in and to the lands described, and him-

COMPALED BY